



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 18-129907-LD

Project Name/Address: Eastgate Plaza - 15100 SE 38th St

Planner: Leah Chulsky

Phone Number: 425-452-6834

Minimum Comment Period: May 16 2019

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ ☐ ☐ ☐ Plans
- ☐ ☐ ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Sterwart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolvef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



NT SERVICES DEPARTMENT
:NUE NE
'A 98009-9012

SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

Received
APR 22 2019
Permit Processing

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Eastgate Plaza Redevelopment Phase II
2. Name of applicant: [\[help\]](#)
Regency Centers
3. Address and phone number of applicant and contact person: [\[help\]](#)
*David Morse
1011 NE High Street, Suite 102
Issaquah, WA 98029*
4. Date checklist prepared: [\[help\]](#)
April 22, 2018
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Construction will start in November of 2019 with the fueling station, continuing with the coffee kiosk and new building, with construction anticipated to conclude in the second quarter of 2020.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No specific additions or expansions are planned at this time; however the nature of the retail center is such that future redevelopment activity is likely under separate permit.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
Geotechnical Report prepared by PanGEO in February 2017
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
No
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
*City of Bellevue: Design Review, Administrative Conditional Use (ACU), Clearing & Grading (GD) Permit, Utility Developer Extension Agreement (UE), Building Permits (MECH, PLUMB, ELEC, ROOFING, SIGNS)
WA Ecology: NPDES*
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
The proposed work includes: aesthetic improvements to the existing fueling station, building and site improvements to the

existing coffee kiosk, a new, 3500 gross square foot building and associated improvements (including utility services), and tenant improvements to an existing 2,850 gross square foot building. Each phase will include site work and restriping of existing parking. The new building will also install frontage improvements along 150th Ave SE. The cumulative project area for the total work is 1.87 acres. The project area is a portion of 2 parcels which combine for a cumulative area of 8.69 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

15100 SE 38th ST, Bellevue, WA 98006. (150th AVE SE/SE 38th)
A PORTION OF TRACT A OF EASTGATE ADDITION DIVISION B
King County Tax Assessors number: 2201501405

3712 150TH AVE SE, Bellevue, WA 98006
King County Tax Assessors number: 2201501403

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#) (select one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes, ☐ mountainous, other: *Click here to enter text.*
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
20% slopes behind the existing grocer outside of the project area. Within the project area, maximum slopes are 2-3%.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)
Recessional Outwash. GP-GM
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
None known
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Earthwork will include excavation for the replacement of a 60,000 gallon fuel tank, pavement removal and replacement, general sitework, and and excavation and fill for the proposed new building foundation. Total excavation is anticipated to be less than 2,000 cubic feet.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

[\[help\]](#)

Yes, erosion control BMP's will be implemented as noted below.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
Approximately 96% (less than existing impervious area)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Project will comply with all applicable federal, state and local codes and regulations, including BMPs. Appropriate erosion control BMP's will be identified through construction permitting. At a minimum these will include stabilized construction entrance, catch basin inlet protection, silt fence, and clearly identified limits of work.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
Temporary impacts during construction could include construction equipment exhaust and dust. Site improvements may result in increased vehicle traffic to the site following project completion.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
The site is adjacent to Interstate 90 which is a source of emissions and odor.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Project will comply with all applicable federal, state and local codes and regulations regarding emissions. Construction equipment will be maintained in good working order.

3. Water [\[help\]](#)

a. Surface Water :

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No .
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
No
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

Indicate the source of fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

[\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
Stormwater runoff for the proposed project will be collected in catch basins and pipes and conveyed to the municipal storm conveyance in SE 37th Street. The proposed project maintains the existing discharge location and drainage patterns.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Project will comply with all applicable federal, state and local codes and regulations regarding stormwater. Bioretention stormwater elements will be sized and proposed

during construction permitting in order to meet on-site stormwater management requirements.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

X deciduous tree: alder, maple, aspen, other: *Click here to enter text.*

☐ evergreen tree: fir, cedar, pine, other: *Click here to enter text.*

X shrubs

X grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: *Click here to enter text.*

☐ water plants: water lily, eelgrass, milfoil, other: *Click here to enter text.*

☐ other types of vegetation: *Click here to enter text.*

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Exisiting Landscape islands within the parking lot will be removed and replaced. Approximately 2,500 square feet of landscape area will be removed and approximately 5,000 square feet of new landscape will be installed.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None Known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Plant types will be determined during construction permitting, and will meet City of Bellevue requirements.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None Known.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: ☐ hawk, ☐ heron, ☐ eagle, Xsongbirds, other: *Click here to enter text.*

mammals: ☐ deer, ☐ bear, ☐ elk, ☐ beaver, other: *rodents typical of retail areas*

fish: ☐ bass, ☐ salmon, ☐ trout, ☐ herring, ☐ shellfish, other: *Click here to enter text.*

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
The project site is located within the broad boundary of the Pacific Flyway, the major migrating corridor for birds in North America, west of the Continental Divide. However, the project itself is not a known congregation area for migratory birds.
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
None
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
Rodents typical of retail areas

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)
Project will use electric for lighting and natural gas for heat. No significant impacts to overall site energy consumption are anticipated.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
None known

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)
Construction materials create short term possibility of exposure to toxic materials such as cement and equipment fuel.
- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)
Emergency services would be typical of those sometimes necessary for construction sites.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)
Fuel is stored in double walled underground storage tanks with electronic sensors in the space between the walls. Fuel is routed through double wall piping with electronic sensors monitoring the space. The main product line is connected to a pressure sensing detector that automatically shut off the pumps if a drop in pressure is detected. All sensors other than the pressure detector are hooked to a main console with visual and audible alarms inside the kiosk.

Tanks are equipped with overfill protection devices that positively shut off tank refueling prior to the tanks being overfilled. The complete underground storage tanks system meets all Feder and Washington State Ecology requirements.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None anticipated at this time. Construction materials involving toxic or hazardous chemicals will be stored and used based on the manufacturer's specifications.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Emergency services would be typical of those sometimes necessary for construction sites.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Construction materials will be handled according to Manufacturer's / Suppliers recommendations, and consistent with City and Ecology requirements for material handling.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

The site is in close proximity to Interstate 90

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [\[help\]](#)

Short-term noise would result from construction activity. No long term change in noise is anticipated following construction.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction equipment will be maintained in good working condition, and construction activities will adhere to daily work windows per City code.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently retail. Adjacent properties are a mix of retail, residential, commercial, and major infrastructure.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The site has not been used for agriculture for the past 30 years.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)
No

- c. Describe any structures on the site. [\[help\]](#)

The site currently consists of 1 major retail building with 3 smaller retail out buildings. All structures are 1-story concrete masonry with a total building footprint of approximately 80,000 square feet. On the separate parcel in the northwest corner of the site, there is one retail building of approximately 3,500 square feet.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

The existing 350 square foot coffee kiosk on the southern portion of the site will be demolished and replaced.

- e. What is the current zoning classification of the site? [\[help\]](#)

The site is located within the Neighborhood Mixed Use (NMU) and the Transistion Area Design District.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The site is located within the Eastgate Subarea with a Comprehensive Plan designation of Neighborhood Mixed Use (NMU).

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Perimeter site areas near the southeast property corner are mapped by the City of Bellevue GIS system as steep slopes. These areas are outside of the project area.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

This project will increase the number of employees onsite due to the proposed 3,500 square foot retail building.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None. The project will provide for the net addition of jobs.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project is subject to City of Bellevue design review and

administrative conditional use review and approval to confirm the proposal is consistent with City zoning and land use.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
Not applicable as the project is not adjacent to these uses.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
None
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
None

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
Proposed structures are single story. The tallest height of the proposed structures is approximately 20 feet. Building materials will meet City of Bellevue code requirements and are subject to design review.
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Possible altered views of 150th Ave and Interstate 90m from within the subject property. The development will not alter or obstruct views from offsite.
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
*Trees, landscape and setbacks will screen and soften the proposed structure from the adjacent properties and from the street.
The setbacks provided will meet or exceed the required zoning setbacks.
A uniform design theme shall control aesthetic impacts.*

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
Parking area lighting will be modified to align with parking area revisions. New pedestrian and retail oriented lighting will be associated with the new, replaced, and refurbished

buildings. All lighting will meet City of Bellevue code requirements.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

[\[help\]](#)

No impact anticipated.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None anticipated

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

There are no Known sources of light or glare to affect this proposal

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The City maps SE 38th Street and a portion of SE 37th Street as City Trail. There are no public parks in the immediate vicinity of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

None known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

[\[help\]](#)

None.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
Public streets serving the site include 150th Avenue SE, SE 37th Street, and SE 38th Street. Primary access for the site would be provided by existing driveways on 150th Avenue SE and SE 38th Street.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
The site is currently served by public transit. King County Metro transit stops for routes 246 and 271 are located on 150th Avenue SE south of SE 38th Street. Transit stops for routes 217 and 271 are located on SE 37th Street east of the I-90 eastbound on-ramp.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
The project would eliminate approximately 20 parking spaces to the overall site parking count. Parking shall meet or exceed code.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
The proposal will create street improvements for 150th Ave SE including new landscape and sidewalks. No roadway improvement contemplated.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
Based on the methodologies outlined in the ITE Trip Generation (10th Edition), and the ITE Trip Generation Handbook (3rd Edition) the project is estimated to generate 718 weekday daily trips (359 entering and 359 exiting). Truck trips are expected to account for 3 percent of the total daily trips. Peak volumes are expected to occur during the PM peak hour 4-6 PM.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
No.